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## PLANNING COMMISSION

Meeting of September 12, 2013

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City Hall Municipal Council Chambers \* 290 North 100 West \* Logan, UT 84321 \* [www.loganutah.org](http://www.loganutah.org)

### AGENDA

**4:30 p.m. Bus Tour of Agenda Sites** The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The public is invited. The bus leaves from City Hall.

**5:30 p.m.**

#### I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of August 22, 2013.

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

**PC 13-046 Adams Neighborhood Specific Plan Adoption** (continued from Aug. 22, 2013)

**PC 13-047 Jiffy Lube Remodel** Design Review & Conditional Use Permit Griffin Fast Lube LLC/Garr & Associates LLC, authorized owner/agent, request a permit to expand the nonconforming use for vehicle repair and a 1,020 SF addition to the existing facility at 30 East 1400 North in the Commercial (COM) zone; TIN 05-014-0043.

**PC 13-048 Aggie Flats Clubhouse** Design Review Permit. Ryan Berry/Nelson Bros University Housing, authorized agent/owner, request a 1,600 SF addition to an existing building in a student housing complex for a gathering space and amenities for the student residents at 729 East 900 North in the Campus Residential (CR) zone; 05-032-0007.

**PC 13-049 LDC Amendment – Gateway Zone 17.28** Code Amendment. Logan City requests to amend the Land Development Code Section 17.28 to create a Gateway Overlay Zone and rezone 21 parcels from Gateway (GW) to Public (PUB), Industrial Park (IP) or Commercial Services (CS).

**PC 13-051 Cache Valley Dog Ranch** Conditional Use Permit. Paul Mueller III/Sherwood Hirschi & Linzac LLC, authorized agent/owner, request a permit for a kennel/pet hotel at 1148 West 600 North in the Commercial Services (CS) zone; TIN 05-090-0004-0005.

**Continued**

**PC 13-052 Grease Monkey Lube Center** Design Review Permit. Val Sorenson/Keith Merrill, authorized agent/owner, request to construct a lube center on lot #3 of the Logan Gateway Subdivision at 1175 South 100 East in the Commercial (COM) zone; TIN 02-218-0003.

**IV. WORKSHOP ITEM(S) for September 26, 2013 meeting**

**V. ADJOURNMENT**

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*The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing land development applications and for recommending growth and development policies to the Municipal Council.*

*The Commission functions as the approval body for land development projects and reviews said projects only for compliance with Logan's Land Development Code and, where applicable, other local, state, and federal laws. On legislative and policy matters pertaining to land use issues, the Planning Commission serves as a recommending body only.*

*When reviewing specific land development projects, the Commission does not and cannot consider emotional pleas or opinions (commonly referred to as "public clamor") and must rely on substantial evidence in determining whether a project complies with the law.*

*Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:*

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments brief and to the point; repetitive comments or comments not relevant to the matter being considered will not be allowed.*
- c) Outbursts, including comments about an agenda item spoken out of turn from the audience, cheers, jeers, loud laughter and applause are not appropriate, will not be tolerated and may result in dismissal from the proceedings.*
- d) For items involving a large number of people wishing to make comments, a time limit may be imposed, usually 3 minutes for an individual, or 5 minutes for a group representative.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be direct to the Chair.*